

# Ornella's Estates

PROUDLY INDEPENDENT



119 Greenlea Avenue

Yeadon, Leeds, LS19 7SL

Price £219,950



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## INTRODUCTION

A Charming Chain-Free End Terrace – Perfect for First-Time Buyers or Downsize

Nestled in a sought-after location, this delightful end terrace offers a rare chain-free opportunity to secure your next home. Ideal as a first step onto the property ladder or for those looking to downsize, it's perfectly placed within walking distance of a bus stop, local amenities, nurseries, and both primary and secondary schools. Nature lovers will be spoiled for choice, with picturesque country walks nearby, including the beautiful Esholt Woods.

The property enjoys gardens to the front, side, and rear, providing plenty of outdoor space to relax and unwind. Inside, the welcoming entrance hallway leads to a bright and spacious lounge/diner, filled with natural light and offering a perfect setting for both relaxing and entertaining. The fitted kitchen is practical and well laid out, providing everything needed for day-to-day living.

Upstairs, there are three well-proportioned bedrooms along with a family bathroom. To the outside, the front and side gardens are mainly laid out lawn, while the enclosed rear garden offers a decked seating area leading to a further lawned section, creating a lovely spot for summer evenings. Adding to the appeal is the outhouse, currently set up as a utility space with plumbing for a washing machine and dryer, and housing the boiler.

This is a fabulous home in a wonderful location, and internal viewing is highly recommended to fully appreciate all it has to offer. Don't miss out on making it yours.

## WHAT OUR VENDORS SAY

This has been my home for past 30 years, and I have many happy memories of raising my children here, but it is now time for me to give custody of this property to others to enjoy. It's a great family home and a lovely place to raise a family. Westfield Estate is very family orientated with amazing local schools within walking distance. The bus stop to Leeds and Otley are on your doorstep. Leeds Bradford airport is 2 miles away but minimal noise from aircraft as not on flight path. Shopping, bars and restaurants within easy reach, easy access to train station in Guiseley. Hope someone will enjoy the house and create a nice family home where you will feel comfortable and safe.

## LOCATION

Set within the welcoming Westfield Estate, Greenlea Avenue is perfectly placed for modern family life, offering a delightful mix of green spaces, local conveniences, and quality educational options. Just a short stroll away, Yeadon Westfield Infant, Junior, and Ss. Peter & Paul Catholic

Primary school, with the highly rated Infant and Junior schools achieving Good Ofsted status and the Catholic school rated Outstanding

When it comes to childcare and early years, you're well catered for locally. The Old Bank Day Nursery, known for its nurturing, nature-inspired approach, and Partou Yeadon Day Nursery & Pre-School, nestled within scenic Nunroyd Park, both offer supportive, enriching environments for little ones

Another excellent option nearby is The Barn Nursery & Preschool, rated Good by Ofsted and welcoming children from just 12 months upwards

For everyday shopping, you'll find a Sainsbury's Local on Apperley Lane (around 0.4 miles), Asda Living at Guiseley's West Side Retail Park (~ 0.5 miles), Sainsbury's Yeadon Local (~ 0.6 miles), and Morrisons on Yeadon High Street (~ 0.7 miles)—all offering convenient access to your essentials

If you're craving a bite out, there's a delightful variety of eateries close by. Enjoy Somewhere Different, Yanki Doodlz, and the Asda Living Cafe all within a 1 km radius

Outdoor lovers will be thrilled with nearby Esholt Woods and the serene Yeadon Tarn, a scenic lake and park area surrounded by wildlife and walking paths. It's a peaceful haven that's perfect for leisurely weekend strolls or family days out.

In short, Greenlea Avenue on Westfield Estate offers a rare blend of practicality, top-quality schools, nurturing childcare, handy shopping, inviting local eateries, and glorious green spaces all within easy reach. It's a community that balances every day comfort.

## HOW TO FIND THE PROPERTY

SAT NAV LS19 7SL

## ACCOMMODATION

### ENTRANCE HALLWAY

A light and airy hallway comprising composite entrance door to the front elevation. Dado rail. Stairs to first floor. Radiator. Doors to:

### FAMILY LOUNGE/DINER

17'3" x 12'2" (5.28 x 3.73)

Offering an abundance of natural light this spacious family lounge/diner comprises Upvc double glazed windows to the front and side elevations. Laminate flooring. TV point. Double radiator.

### FITTED KITCHEN

13'4" max x 12'6" (4.07 max x 3.82)

Offering a wide range of modern fitted wall and base units with laminate

Tel: 01943 661506

worktops over. Integral dishwasher. Points for fridge freezer. Stainless steel sink one and a half bowl single drainer. Points for double range oven with Stainless steel extractor fan over. Part tiled walls. Tiled flooring. Double radiator. Upvc double glazed windows to the rear elevation. Composite door to the rear elevation leading into the garden.

## FIRST FLOOR

### LANDING AREA

Access to loft. Doors leading to:

### BEDROOM.1.

12'4" x 9'4" (3.78 x 2.86)

A lovely double bedroom comprising Upvc double glazed window to the front elevation. Built in wardrobes. Further storage room. Laminate flooring. Radiator.

### BEDROOM.2.

10'5" built in wardrobes x 9'5" (3.20 built in wardrobes x 2.88)

Another lovely double bedroom comprising Upvc double glazed windows to the rear elevation with long distant views. Built in wardrobes. Laminate flooring. Radiator.

### BEDROOM.3.

9'1" x 7'6" (2.78 x 2.31)

This is a really spacious single room and is larger than a box room. Comprising Upvc double glazed window to the side elevation. Laminate flooring. Radiator.

### HOUSE BATHROOM

7'6" x 5'6" (2.30 x 1.69)

Comprising Upvc double glazed window to the front elevation. Jacuzzi bath, Low level w.c. Wash hand basin. Inset spot lights. Radiator. Fully tiled walls.

## OUTSIDE

## FRONT AND SIDE GRDENS

To the front and side elevations of the property there is a mainly laid to lawn area.

## REAR GARDEN

To the rear of the property there is an enclosed garden with a decked seating area, leading to a mainly laid to lawn area. There is a spacious outhouse which houses the boiler with plumbing for washing machine and dryer. A lovely garden space to sit out enjoying the odd glass or two of wine,

## ESTATE AGENCY SERVICES DECLARATION

Ornella's Estates would normally offer all clients, applicants and prospective purchasers a full range of Estate Agents Services, including valuations, sales services, in house mortgage services and solicitors. We would normally be entitled to commission or fees for such services. The reason we do this is so that the transaction runs smooth and causes less stress for all our clients. You have the option to opt out.

## MORTGAGES

DO YOU NEED A MORTGAGE? OUR MORTGAGE ADVISORS CAN SEARCH THE WHOLE OF THE MARKET FOR YOU, MAKING IT EASY AND A ONE STOP SHOP. WE WOULD LOVE TO HELP YOU. IF YOU WOULD LIKE ASSISTANCE WITH YOUR MORTGAGE REQUIREMENTS, PLEASE DO NOT HESITATE TO ASK A MEMBER OF THE TEAM.

## PROPERTY OMBUDSMAN

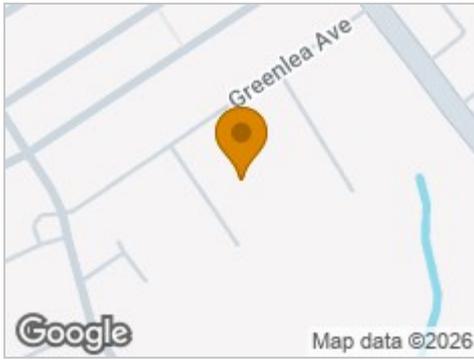
ORNELLA'S ESTATES IS A MEMBER OF THE PROPERTY OMBUDSMAN SCHEME

## BROCHURE

PLEASE NOTE THAT THE BROCHURE HAS BEEN PREPARED BY ORNELLA'S ESTATES. HOWEVER, THE PROFESSIONAL PHOTOGRAPHY, FLOORPLAN AND EPC HAS BEEN DONE BY A PROFESSIONAL PHOTOGRAPHER ASHLEY KAY OF PROPERTY FLASH.



## Road Map



## Hybrid Map



## Terrain Map



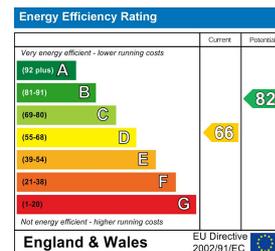
## Floor Plan



## Viewing

Please contact our Ornela's Estates Office on 01943 661506 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.